

TOWN OF HARVARD

MUNICIPAL BUILDINGS COMMITTEE



Meeting Minutes – 21 October, 2010, 9:30-11:30, Town Hall Meeting Room

Attendees

Present - Peter Warren, Marie Sobalvarro, Pete Jackson, Doug Coots, Lucy Wallace, Willie Wickman, Scott Hayward, Ron Ostberg (chair and recording secretary); David Kassel (visitor)

1. The minutes of the October 7th meeting were read and approved.
2. It was noted that the Board of Selectmen suggested that we consider an electronic survey of town residents (exact scope was not discussed; Ron Ostberg suggested that the 'alternative scenarios' might provide the best material) and that MBC determine whether existing spaces in the town could accommodate program activities being considered for the three buildings under study. Ron Ostberg suggested the survey could occur in the time between completion of the third Workshop on December 18th and February 1st, when MBC makes its report to the Selectmen. The committee agreed to address these suggestions.
3. Ron and Marie reported on the discussion with the Capital Committee earlier that morning. Areas and costs were presented for the various scenarios currently under consideration. Both the area and cost data was tentative and will be updated with the results of current investigations. We suggested that much of the work to be done is the result of deferred maintenance. One member allowed that the burden of significant deferred maintenance was an incentive to sell the property. Committee comments on this report:
 - a. It was noted that the reuse of existing buildings is a conservation measure; they contain a good deal of 'embodied energy'.
 - b. It was also noted that the existing buildings are part of the Town patrimony and, as such, are symbols and carriers of important narratives.
4. The purpose of Workshop #2 was reviewed – Obtain input from residents on: the appropriateness of the criteria proposed to evaluate the architectural schemes; the merit of the schemes themselves. There was some discussion about the evaluation criteria:
 - a. There is qualitative and quantitative criteria;
 - b. There is performance and prescriptive criteria;
 - c. Criteria range from efficiency and effectiveness in responding to program requirements to fund raising potential and appropriateness of the image/identity.
5. The Pilot Project is planning an Opening for November 20th.
6. The MBC continues to look for individuals who can help with the following:
 - a. Real Estate advice
 - b. Grant research
 - c. Investigation of applicability of a non-profit structure to the Cultural Center
 - d. Public Education campaign
 - e. Project budgeting
 - f. Soft cost calculations
 - g. Parcelization of Hildreth – zoning, civil engineering and market analysis.